

# AFFIDAVIT OF SERVICE OF MAILING

State of Washington   )  
 County of King        )  
 City of Issaquah       )

BRIAN D. MOSS, being first duly sworn, upon oath, deposes and states:

That on the 26<sup>th</sup> day of October, 2020, I deposited in the mail of the United States a sealed envelope containing a public hearing notice, decision or recommendation with postage prepaid addressed to the adjacent property and/or parties of record in the below entitled application or petition.

NOA - Mine Hill Creek - Subdivision VAR20-00001  
Vicinity map  
Site map

Brian D. Moss

Signed by

SUBSCRIBED AND SWORN to before me this 26<sup>th</sup> day of October, 2020



Jennifer A. Woods  
 Notary Public in and for the State of Washington  
 residing at Monroe, WA, therein.  
 Expiration date: 11-08-2020

# Notice of Application



Development Services Department  
1775 12<sup>th</sup> Ave. NW, P.O. Box 1307  
Issaquah, WA 98027  
425-837-3100 [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)

**Project Name:** Mine Hill Creek - Subdivision

**Notice of Application Public Comment Period:**

**Application:** July 8, 2020  
**Application Complete:** July 8, 2020  
**Notice of Application:** October 27, 2020

**October 27, 2020 – November 10, 2020**  
(See Public Comment below for more information)

## PROJECT INFORMATION

**File Number(s):** VAR20-00001

**Project Description:** A preliminary plat for the subdivision of approximately 4.90 acres, into 20 single-family residential lots. A critical area variance has been requested to allow stormwater outfalls and water and sewer utilities within the inner 75% of the Class 2 stream buffer. ([See Site Plan](#))

**Project Location:** 345 & 375 Mine Hill Rd SW ([See Vicinity Map](#))

**Size of Subject Area in Acres:** 4.90 **Sq. Ft.:** 213,642

**Applicant:** Ken Lyons  
17533 47<sup>th</sup> Ave NE  
Lake Forest Park, WA 98155  
Phone: 206-227-0020;  
Email: [ken@boardwalkseattle.com](mailto:ken@boardwalkseattle.com)

**Decision Maker:** Community Planning & Development Dept.

**Required City Permits:** N/A

**Required City Permits, Not Part of this Application:** Preliminary Plat, Site Work, Building, Landscape, Right-of-Way

**Required Studies:** Wetland and Geotechnical

## REGULATORY INFORMATION

**Zoning:** SF-S - Single Family Suburban

**Comprehensive Plan Designation:** Low Density Residential

**Consistent with Comprehensive Plan:** Yes

**Preliminary Determination of the Development Regulations that will be used for Project Mitigation and Consistency:**  
Issaquah Municipal Code (IMC), Comprehensive Plan

## PUBLIC COMMENT

Key application documents are available at the City's website: [issaquahwa.gov/development](http://issaquahwa.gov/development). Click on the parcel, select "View Related Documents and Permits", and then click on "Related Documents" tab to see the available submittals. The full application can be made available for review upon request. Please contact the Project Planner.

Although comments may be accepted up until the final decision is issued, submittal of comments during the Notice of Application Comment Period will ensure comments are considered prior to issuing a decision and will allow staff and/or the applicant to address comments as early in the process as possible.

**Written comments are due by 5:00 pm on the Public Comment Period date noted above to:**

Development Services Department  
P.O. Box 1307, Issaquah, WA 98027

Or by e-mail to the Project Planner noted below.

To receive further public notices on this project please provide your name, address, and e-mail to the Project Planner and request to become a Party of Record.

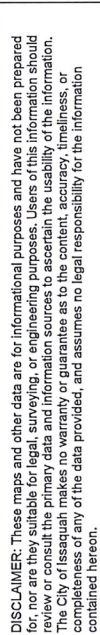
*Notice, when required, is required to be provided to property owners within 300 feet of the site and to Parties of Record. Please share this notice with others in your neighborhood who may be interested in this project. Property owner, Mortgagee, Lien Holder, Vendor, Seller, etc., please share this notice with tenants and others who may be interested in this project.*

## CITY CONTACT INFORMATION

**Project Planner:** Valerie Porter, Associate Planner  
**Phone Number:** 425-837-3094  
**E-Mail:** [ValerieP@issaquahwa.gov](mailto:ValerieP@issaquahwa.gov)

**Community Planning & Development Department:**  
**Phone Number:** 425-837-3100  
**E-Mail:** [DSD@issaquahwa.gov](mailto:DSD@issaquahwa.gov)





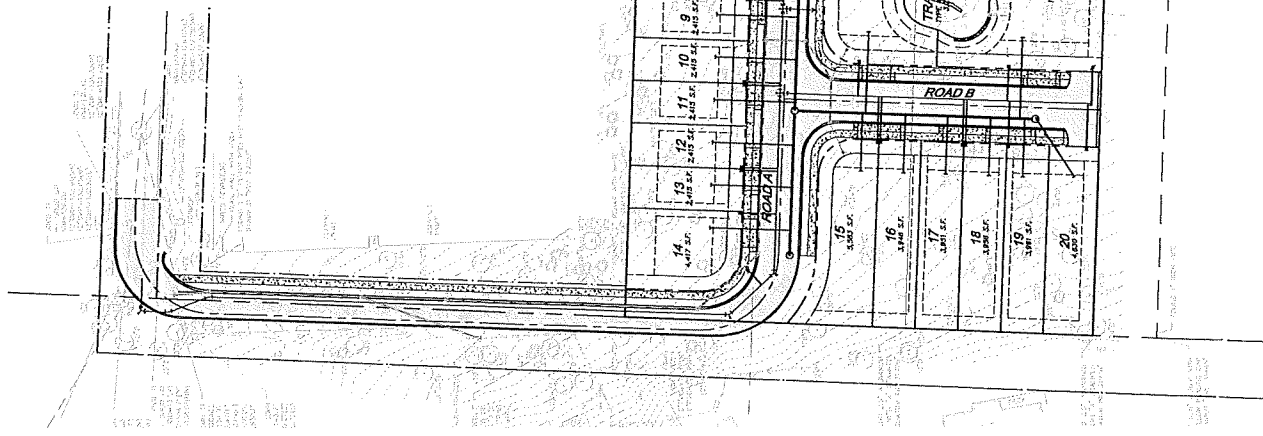
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City of Issaquah, WA GIS



**MINE HILL ROAD**



**UTILITY LEGEND**

- TYPE 1 CATCH BASIN
- TYPE 2 CATCH BASIN
- ▲ FIRE HYDRANT
- WATER APPURTENANCES
- SANITARY SEWER MANHOLE
- WATER MAIN
- SANITARY SEWER MAIN
- STORM DRAINAGE LINE
- WATER METER

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**D.R. STRONG  
CONSULTING ENGINEERS**  
ENGINEERING PLANNING SURVEYING  
680 - 7th AVENUE KANSAS, PA. 19133  
O-483-8377 M-605 F-425-8377-3423

**MINE HILL ROAD**

**BOARDWALK REAL ESTATE**  
17533 47TH AVE NE  
SEATTLE, WA 98155  
(206) 227-0020



	DATE	QTY COMMENTS	QTY COMMENTS AND ROUND	WLY
	06.29.20			
	08.10.19			
	MICHIGAN			
	JULY			
	06.29.20			

FTED BY: CTV  
 GIGNED BY: CTV  
 UJECT ENGINEER: MAJ  
 E: 08.30.2018  
 UJECT NO.: 14118

PAGE 8 OF 10

G W T LLC  
10511 34TH DR SE  
EVERETT, WA 98208

JEFFREY+KATRINA HOSTETTER  
345 MT BAKER DR SW  
ISSAQUAH, WA 98022

IBBOTSON LYLE J+JESSICA L  
415 MINE HILL RD SW  
ISSAQUAH, WA 98027

IMAGINE HOUSING  
10604 NE 38TH PL STE 215  
KIRKLAND, WA 98033

GROMMON LESLIE C  
355 MINE HILL RD SW  
ISSAQUAH, WA 98027

KATHERINE DIGGS  
425 MOUNT DEFIANCE CIR SW  
ISSAQUAH, WA 98027

BALACLAVA HOLDINGS INC  
1508 W BROADWAY STE 900 VANCOU  
VER BC V6J  
, 00000

PANTUSO LESLIE & LAYNE  
355 SW MT BAKER DR  
ISSAQUAH, WA 98027

HERSEY DAVID W  
445 MOUNT DEFIANCE CI SW  
ISSAQUAH, WA 98027

GROSSRUCK LESLIE D  
1511 STATE HWY 532  
CAMANO ISLAND, WA 98282

CLARKE WILLIAM+TERESITA  
370 MINE HILL RD SW  
ISSAQUAH, WA 98027

BUSH GERALD & KATHRYN  
450 MINE HILL RD SW  
ISSAQUAH, WA 98027

MARQUARDT NICHOLAS & EMILY  
1591 SYCAMORE DR SE  
ISSAQUAH, WA 98027

KERN JOHN+FRANCISCA  
370 SW MT BAKER DR  
ISSAQUAH, WA 98027

DAVIES SHAWNA L  
465 MOUNT DEFIANCE CIR CW  
ISSAQUAH, WA 98027

MARQUARDT NICHOLAS A+EMILY  
1591 SYCAMORE DR SE  
ISSAQUAH, WA 98027

ROWE NATHANIEL C+SHARON R  
375 MOUNT DEFIANCE CIRC SW  
ISSAQUAH, WA 98027

REILLY JOSEPH T+JOANNE B  
470 MINE HILL RD SW  
ISSAQUAH, WA 98027

WILDWOOD 28 UNIT LLC  
174 RAINBOW DR #7438  
LIVINGSTON, TX 77399

RADMER JAY S+LISA J  
375 SW MT BAKER DR  
ISSAQUAH, WA 98027

HOLLBROOK CHERI D  
485 WILDWOOD BLVD SW  
ISSAQUAH, WA 98027

LANG DANIEL G+LORENA  
27037 14TH AV S  
DES MOINES, WA 98198

SPITSYN ALEXANDER+YULIA TOP  
385 MOUNT DEFIANCE CIR SW  
ISSAQUAH, WA 98027

ZHU JIANJUN+LIYING TAN  
5312 143RD AVE SE  
BELLEVUE, WA 98006

CURTIS A ANDERSON  
334 MINE HILL RD SW  
ISSAQUAH, WA 98027

GOGAN MARY HEATHER  
385 SW MOUNT BAKER DR  
ISSAQUAH, WA 98027

EIGHT LEAF L L C  
5990 167TH AVE SE  
BELEVUE, WA 98006

PETERSEN COLLEEN A  
345 MINE HILL RD SW  
ISSAQUAH, WA 98027

PYDYCH ANTHONY P+CHRISTINE  
395 MINE HILL RD SW  
ISSAQUAH, WA 98027

MCFERON DONALD B+NANCY J  
7050 34TH AVE NE  
SEATTLE, WA 98115

QUATTRO LLC  
8221 5TH AVE NE  
SEATTLE, WA 98115

ARJOMAND HEDYEH+ATAULLAH  
PO BOX 7084  
BELLEVUE, WA 98008

GARSON SANDRA  
9330 NE JUANITA DR #302  
KIRKLAND, WA 98034

G W T LLC  
9725 105TH AVE NE  
LAKE STEVENS, WA 98258

EDWARDS JIM + MONA  
PO BOX 3000  
ISSAQUAH, WA 98027

QUATTRO LLC  
PO BOX 1433  
ISSAQUAH, WA 98027